

2931 Palliser Drive Calgary Alberta

\$890,000

BRIGHT, CLEAN, OPEN DESIGN, CUSTOM BUILD METICULOUSLY MAINTAINED BY LONG TIME OWNERS. NEWER KITCHEN RENOVATION IS FINISHED IN HARDWOOD, GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, AND TILE WITH SLIDING DOOR ACCESS TO THE BACK PATIO. THE DINING ROOM HAS BEEN EXPANDED TO ACCOMMODATE A SIZEABLE HUTCH AND CHINA CABINET. NEW HARDWOOD FLOORS THROUGHOUT THE MAIN FLOOR. THE UPPER LEVEL HAS THREE GOOD SIZED BEDROOMS, A 4 PIECE BATHROOM, AND LOFT/RETREAT AREA. LOWER DEVELOPMENT WITH WALKUP ACCESS HAS A CONVIENT LAUNDRY/SEWING/ MUD ROOM AND AN INVITING FAMIY ROOM WITH GAS FIREP-LACE, AND CONVENIENT BATHROOM. ADDITIONAL LOWER LEVEL DEVELOPMENT INCLUDES A HUGE REC-ROOM, A THREE PIECE BATHROOM,, A SAUNA,, AND EXTRA STORAGE. WINDOWS, ROOF AND FURNACE HAVE BEEN UPDATED. OUTSIDE THE MASSIVE LOT (45% BIGGER THAN A REGULAR LOT) IS AN IMPRESSIVE RESULT OF HISTORICAL NUTURING AND ATTENTION. BACK YARD OAIS FEATURES RAISE GARDEN BEDS, A RAIN WATER SYSTEM, A GREENHOUSE, A SERENITY FOUNTAIN, AND A SHELTERED QUIET AREA. THERE IS CONVENIENT DRIVEWAY PARKING OUT FRONT IN ADDITION TO THE HEATED DOUBLE GARAGE. THE LOCATION IS A SHORT WALK TO LOUIS REIL SCHOOL, THE OAKRIDGE COMMUNITY ARENA/CENTER, WALKING PATHS, AND SOUTH GLENMORE PARK. ADDITIONAL PHOTOS AND 360'S IN THE LINKS. NOTE DRONE FOOTAGE IN SUPPLIMENTS (id:6769)

Storage Measurements not available

3pc Bathroom Measurements not available

Recreational, Games room 19.08 Ft x 15.00 Ft

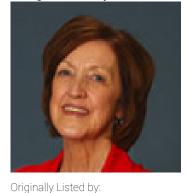
Laundry room 12.42 Ft x 9.92 Ft

Living room 19.92 Ft x 14.42 Ft

Other 13.33 Ft x 10.83 Ft

Dining room 11.33 Ft x 10.58 Ft
Primary Bedroom 12.83 Ft x 12.17 Ft
Bedroom 13.08 Ft x 8.58 Ft
Bedroom 10.17 Ft x 9.67 Ft
4pc Bathroom Measurements not available
Loft 25.25 Ft x 11.75 Ft

Listing Presented By:



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